

Steele Park Summary of Values

Cost Approach

FAIR VALUE ESTIMATES

Infrastructure

Paved Roads & Parking	\$1,958,979
Boat Launch Ramp	\$146,878
Partial RV Hook-ups	\$14,580
Full RV Hook-ups	\$52,061
MH Hook-ups	\$138,207
Day Use Gazebo	\$53,351
Lift Station 1 (5HP), Harbor Cove	\$16,343
Lift Station 2 (30 HP), Day-use	\$32,986
Lift Station 3 (5HP), EG-Pump	\$16,343
Lift Station 4 (30 HP), RV Site	\$31,250
Water Lines, 8"	\$121,959
Water Lines, 4"	\$324,534
Sewer Pipe, 8"	\$495,897
Stairs	\$10,695
Water Pump (Swim Pond)	\$3,733
Day Use Area Landscaping	\$216,030
Roadway Landscaping	\$474,240

Infrastructure Subtotal	\$4,108,066
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Dock & Fueling Improvements

Bait Shop	\$12,034
Fuel Dock (#2)	\$14,026
Dock #5	\$384,603
Dock #6	\$399,396
Dock #7	\$266,264
10,000 Gallon Gas Tank	\$105,868
Fuel Dispenser	\$5,278

Dock & Fueling Improvements Subtotal	\$1,187,468
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Building Improvements

Boat Storage Building	\$95,408
Boat Storage Building	\$18,524
Boat Storage Building	\$149,379
Boat Storage Building	\$81,828
Boat Ramp Office & Deck	\$4,483
Housekeeping Storage Building	\$7,490
Sport Court & Utility Storage Shed	\$27,548
Tool Shed	\$3,952
Pool, Deck & Pool Equipment Building	\$32,276
Tennis Court & Equipment Building	\$44,447
Restroom Building, Walks & Planters	\$146,367
Motels (2) w/Deck Balconies, Patios, Landscaping	\$552,868
Boat Storage Building	\$71,538
Boat Storage Building	\$100,116
Boat Storage Building	\$108,604
Boat Storage Building	\$111,163
Pole Shed	\$5,528

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Octagon Storage Building	\$2,681
Mobile Office	\$18,374
Restroom Building w/walks, planters	\$105,394
Gatehouse w/wood deck, landscaping	\$23,050
Restaurant/Minimart w/deck, patios, landscaping, walks	\$266,476
Restaurant	\$659,410
Storage Building	\$3,495
Sportsmen Restroom	\$71,958
Small Office Building	\$16,717
Ski School Office w/deck	\$26,174
Freezer Building	\$11,388
Main Office Building w/patio, deck, landscaping, walks	\$461,267
Hilltop Cottage w/deck, landscaping	\$137,748
Duplex Building	\$71,129
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Lakeshore cottage w/deck, landscaping, walks	\$83,278
Restroom/Laundry w/walks, planters	\$31,143
Mobile Home w/deck, landscaping	\$107,962
Mobile Home w/landscaping	\$132,875
Building Improvements Subtotal	\$4,289,942
Grand Total	\$9,585,475